

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, DECEMBER 17, 2007

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Senhauser, Spraul-Schmidt, Fisher, Wallace, Chatterjee, Kreider, Raser and Young present.

MINUTES

The Board approved the minutes of Monday, December 3, 2007 (motion by Chatterjee, second by Fisher, Raser abstaining).

CERTIFICATE OF APPROPRIATENESS, 532 READING ROAD, OVER-THE-RHINE HISTORIC DISTRICT

Staff member Adrienne Cowden summarized a report on the rehabilitation of 532 Reading Road including the construction of a parking deck. She explained that work on the project was begun under an interior permit issued in the spring, but that most of the exterior work has now been completed. Completed work includes roofing, masonry repair, window and door repair/replacement and the addition of a stairway penthouse on the rear of the building. Remaining work includes the construction of a roof deck and development of a parking lot off 12th Street.

Ms. Cowden indicated that work on the parking lot will include resurfacing an existing lot and the construction of a concrete and steel parking deck spanning from the rear wall of the building to the street. She said that the deck will incorporate the remains of a structure removed by a previous owner prior to 2001. The lower steel frame of the earlier building will be reinforced to carry a new concrete deck.

[Ms. Spraul-Schmidt and Mr. Kreider joined the meeting]

Since the staff report was prepared, the applicant has agreed to replace the existing 8-foot high chain link fence surrounding the lot with a new 6-foot metal picket fence and to paint the penthouse as suggested in the staff report. Ms. Cowden also circulated drawings of a proposed roof deck submitted since the staff report was written. The new deck will span between the two service stairs, along the roof edge of the 12th Street facade. It will have a simple 2" pipe rail and will be out of view from Reading Road. Ms. Cowden recommended approval of the entire project as meeting the historic district conservation guidelines.

Project manager/contractor Greg Badger was present to answer questions from the Board. He acknowledged that most of the exterior work had been completed. Mr. Badger asked that the Board not require the 2" reveal on a closed door opening on the rear façade as advised by staff. He indicated that the opening had been filled flush to avoid a flashing problem that would have been created by a recessed infill.

In response to Mr. Kreider, Mr. Badger said that the vents through the pilasters on the rear wall were currently bolted over but would ultimately be infilled with brick. Mr. Senhauser suggested that the Reading Road masonry might be painted to protect the soft face brick that photographs show was already spalling. Mr. Badger said he had left the wall unpainted in part to preserve the remains of historic signs on that wall. Mr. Young identified a rooftop fixture as a steam relief pipe that Mr. Badger indicated would be removed.

BOARD ACTION

The Board voted unanimously (motion by Kreider, second by Spraul-Schmidt) to approve a Certificate of Appropriateness for exterior work, improvements to the existing parking lot and the

installation of the new parking deck at 532 Reading Road finding that the work meets the Over-the-Rhine Historic District Guidelines with the following conditions:

- a. The exterior of the new stair tower shall be painted gray to match the exterior walls of 532 Reading Road.
- b. Final plans and specifications shall be submitted to the Urban Conservator for review and approval prior to construction.

Additionally, the Board voted unanimously (motion by Raser, second by Young) to approve a Certificate of Appropriateness for the construction of a roof deck at 532 Reading Road as shown in drawings prepared by GBBN Architects, dated 12.13.07, submitted at this meeting.

PRELIMINARY DESIGN REVIEW, 2121 VINE STREET, OVER-THE-RHINE HISTORIC DISTRICT

Urban Conservator William Forwood requested that the Board hear as a by-leave a proposal to reconstruct the rear and portions of the side walls of 2121 Vine Street. He explained that he had met on December 13th with architect Ted Johanson regarding the proposed work. Although the condition of the rear wall warrants immediate attention, it was not possible to issue public notification for this meeting. Mr. Forwood circulated copies of a structural engineer's report and photographs of the property and showed drawings of the proposed new rear wall. The Board agreed to hear the proposal as a preliminary design review.

Mr. Johanson stated that 2121 Vine Street is partially embanked and that the rear portion over a crawlspace has settled and is breaking away from the main structure. The drought conditions this summer have exacerbated the condition, resulting in multiple, wide cracks and corbelling. The wall has been scaffolded and shored, but residents enrolled in the Charlies Place program remain in the structure and will during replacement.

The owners propose to replace the brick rear wall and portions of the brick end walls with a new wood frame structure. The rear wall will be sheathed in vinyl clapboard; the ends will be stuccoed to achieve the required rating for these bearing walls. Window openings will be located as presently on the lower two floor, but eliminated in the uninhabited attic. Mr. Johanson said that the work is estimated at \$50,000 to \$80,000 and that his non-profit client is receiving no public monies for the project. Ms. Wallace commended the owner for his commitment to saving the structure.

Mr. Senhauser stated that the new window openings should be taller to more closely approximate the proportion of the existing windows and that the building code may require larger windows for egress. He suggested that the north and south end walls be faced in brick if such a structure could be certified (potentially by a body other than UL). Mr. Johanson said that if the brick veneer could be approved, he would use the brick salvaged from the rear demolition.

Mr. Raser observed that the new work might only be visible through the open lot to the north and asked whether Charlies Place was the owner. Mr. Johanson answered that the lot was owned by the City and a public stair ran along the property line. He added that along the hillside only the roof of the building is visible. There was general agreement that the Board would consider a clapboard replacement for the rear wall, but that hardiboard siding with a narrow exposure would be preferable to vinyl.

BOARD ACTION

No official Board action was required.

ADJOURN

As there were no other items to be considered by the Board, the meeting was adjourned (motion by Kreider, second by Fisher).

William L. Forwood
Urban Conservator

John C. Senhauser, Chairman

Date: _____